

# Towers Wills

Town & Country

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29, Northfield, Yetminster, Sherborne, Dorset DT9  
6EZ

**£350,000**

Towers Wills are pleased to welcome to market this well presented three bedroom semi-detached house in the popular village of Yetminster. The property comprises; entrance hall, downstairs w/c, kitchen with utility cupboard, lounge, three double bedrooms, master bedrooms with ensuite, family bathroom, low maintenance rear garden and driveway parking for up to 3 cars with an electric vehicle charging point.

### Entrance Hall

Understairs cupboard, downstairs W/C and stairs leading to the first floor.

### Cloakroom

Low level W/C, wash hand basin and heated towel rail.

### Lounge 5.96m x 3.18m

Double glazed window to the front, double glazed patio doors to the rear and a radiator.

### Kitchen/Diner 5.97m x 3.18m

Fitted kitchen with a range of wall and base units, double glazed patio doors, double glazed window to the front, stainless steel sink with drainer, two radiators, integrated dishwasher, double oven, induction hob with cooker hood over, integrated for a fridge/freezer, part tiling and door to utility cupboard.

### Utility Room

Plumbing for a washing machine.

### First Floor Landing

Double glazed window to the front, doors to first floor accommodation and radiator.

### Bedroom One 3.35m x 3.19m

Double glazed window to the front, built-in wardrobe and a radiator.

### Ensuite 2.52m x 1.58m

Double glazed window to the side, walk in shower, low level W/C, wash hand basin, heated towel rail, tiled flooring and extractor fan.

### Bedroom Two 3.21m x 2.89m

Double glazed window to the front and a radiator.

### Bedroom Three 3.19m x 2.97m

Double glazed window to the rear and a radiator.

### Bathroom 1.96m x 2.88m

Double glazed window to the rear, low level W/C, wash hand basin, bath with shower over, heated towel rail and extractor fan.

### Outside

To the rear of the property is a low maintenance rear garden with patio area, artificial grass and gate to the side leading to off road parking for three cars.

## Key Features

- Popular Village Location
- Semi-detached
- Three Double Bedrooms
- Master En-suite
- Low Maintenance Rear Garden
- Driveway Parking

## Contact Us

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## Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Floor Plan



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**Towers Wills**

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